



Calder Valley
Community
Land Trust



2025 Review

**Creating secure, affordable,
sustainable homes
and vibrant
community spaces**



How Calder Valley CLT works

727



local people
request our
newsletters

350



members

13



volunteer
trustees

15



advisory panel
members

1



full-time
manager

Calder Valley Community Land Trust Limited (CVCLT)

is a community benefit society registered with the Financial Conduct Authority. It has charitable objects and charity status granted by HMRC. CVCLT is a registered provider of social housing and has investment partner status with Homes England.

CVCLT Enterprise Ltd (CVCLTE)

is a wholly owned trading subsidiary of Calder Valley Community Land Trust Limited. Having a separate trading subsidiary protects CVCLT's housing, whilst providing trading income for CVCLT from the enterprise centre (opening June 2026).

Working in Partnership

Creating partnerships is essential for delivering homes and community buildings. This is evidenced in the regeneration of land at Ferney Lee in Todmorden.

- ▶ Todmorden Town Board secured **£3.9m** for an enterprise centre
- ▶ CVCLT offered to deliver the project on condition that it would incorporate **affordable and sustainable homes**
- ▶ Calderdale Council agreed to transfer the land at Ferney Lee to CVCLT via a **999-year lease**
- ▶ CVCLT partnered with social landlord **Connect Housing** to enable the housing to be built
- ▶ Connect Housing secured **£1.9m** from Homes England towards the cost of **19 homes**, built to the **Passivhaus** environmental standard

- ▶ CVCLT and Connect Housing engaged with the **local community** to ensure local people had influence over the design

Construction of the homes and offices is due to be complete in the **summer of 2026**.

Any profits from the operation of the enterprise centre will be used by CVCLT to **create more affordable rented homes and support community buildings**.

Ferney Lee

Bringing 19 low carbon, energy efficient homes with secure tenancies at social rents and a 23 office enterprise centre to Todmorden. Completes Spring 2026



For information on housing contact:
Connect Housing on 0300 509 600 or at
newhomes@connecthousing.org.uk

For information on the enterprise centre contact:
Calder Valley Community Land Trust at
www.caldervalleyclt.org.uk or info@caldervalleyclt.org.uk



Our Mission

is to work with the people of the Calder Valley to hold property and create sustainable and affordable homes in vibrant communities.

Our Vision

is to be widely recognised for our innovative, vibrant, community-led developments that meet local housing and social needs. The homes and community buildings that we create will be affordable, accessible and demonstrate best practice in both sustainable building and respect for local heritage.

Our Core Values

are to be:

- ▶ Sustainable
- ▶ Accountable
- ▶ Rooted in the community
- ▶ A good partner
- ▶ Innovative

Investment by and for the community

Community Shares

Investment in community shares enables people to support our work.

This direct ethical investment has supported our development of independent living bungalows at Birks Court in Walsden and the purchase and refurbishment of the houses that bookend Fielden Hall in Todmorden.

We are planning another community share offer in 2025 for the purchase and renovation of a home in Heptonstall.



Loans

Low or zero interest loans help us create affordable rented homes.

Jerusalem Farm Cottage, Booth

To bring an empty rural property back into use, CVCLT agreed a funding package of low/zero interest loans from Calderdale Council and two CVCLT members. A loan at commercial interest rates would have been too expensive to deliver the project. Alongside grants from Homes England and Community Foundation for Calderdale, this renovated and retrofitted home is now let to a local family at an affordable rent.



Donations

Keats Avenue, Todmorden

Kindly donated to CVCLT, we gave the existing tenants peace of mind through a secure, affordable tenancy.



Contact us

at info@caldervalleyclt.org.uk to let us know about:

- ▶ opportunities to bring empty properties back into use
- ▶ plots of land suitable for affordable housing
- ▶ donating land or property that can be used for affordable housing
- ▶ leaving CVCLT a bequest in your will

10,236

households on the
housing waiting list

33 months

average waiting time

*Data for Calderdale
as at May 2025.*

Bringing existing homes into community ownership

It's only right that everyone should have a secure, decent and affordable place to call home, but there's little land available for housing in the upper Calder Valley, and the need for affordable housing is urgent.

Building new homes takes a long time: it can be quicker, cheaper and more sustainable (less carbon) to bring existing homes into community ownership.

Crown Street, Hebden Bridge

We are taking a lease from Calderdale Council for two maisonettes above One Stop in Hebden Bridge. Empty for around eight years, we will use a grant from the Local Authority Housing Fund to renovate and retrofit the properties. The funding is to create homes for refugees, but should they cease to be needed to house refugees, these homes will become available to house local people.



Brunswick Street, Hebden Bridge

Sold to us at a discounted price, with a zero interest mortgage the owner placed it in our care to secure it as a community asset, protecting it from becoming another holiday let. Grants from Homes England and Hebden Royd Town Council, combined with the owner's generosity, enabled us to insulate the walls and roof and renovate the property. A local family moved in and absolutely love the house and the security of CVCLT's tenancy.

Our journey so far



Fielden Hall, Todmorden gifted to CVCLT

HMRC grants us exempt charity status

2014

2015

2016



24 Members sign up
and we incorporate as a
community benefit society



Calderdale Council
agrees asset
transfer of land at
Walsden to CVCLT



Planning approved for six independent living bungalows at Walsden

Approached by Friends of Hebden Bridge Station to help preserve the signal box

Membership grows to 79 people

2017



Building starts on bungalows at Walsden

Membership grows to 147 people

2019

2018



 Regulator of Social Housing

Approved as a registered provider of social housing

Funding package secured for bungalows at Walsden

Planning application submitted for 20 homes at High Street, Hebden Bridge

Our journey so far



Purchase of Fielden Acre houses and land in Todmorden,
enabled by £270,000 raised in community shares

Our first employee is appointed

Revised planning application submitted for High Street, Hebden Bridge

2021

2020

Tenants move into six independent living
bungalows at Birks Court, Walsden, enabled
by £96,000 raised in community shares

Winner - Social Enterprise Yorkshire and
Humber's Social Investment award

2022

Investigating potential projects
Membership grows to 287 people

Join us!

Become a member of
Calder Valley Community Land Trust

Name:

Address:



Planning Committee approved 20 homes at High Street, Hebden Bridge

Awarded £3.9m Todmorden Town Deal funding to build an enterprise centre in Todmorden



2023



Lease signed for Ferney Lee, Todmorden and construction begins

House on Keats Avenue, Todmorden donated to CVCLT

Fielden Hall, Todmorden energy efficiency works completed

Jerusalem Farm Cottage, Booth retrofitted, renovated and tenant moved in

2025

2024

Planning approved for 19 homes and an enterprise centre at Ferney Lee, Todmorden

House on Brunswick Street, Hebden Bridge, purchased, retrofitted, renovated and tenant moved in

£400k secured for energy efficiency improvements at Fielden Hall, Todmorden

Membership grows to 345 people



We're a landlord

The Calder Valley Community Land Trust (CVCLT) is a registered provider of social housing. This is rare for a community land trust and means that we work to the same standards as much larger housing associations.

The number of homes that we own has increased to nine. All are let to local people at affordable or social rents and on fully assured tenancies which provide lifelong security of tenure.

We are pleased to partner with the West Yorkshire-based housing association Connect Housing to manage our houses, ensuring they are safe and well-maintained. They provide our tenants with a 24/7 support service. We currently have an independently assessed 83% satisfaction score from our tenants.

As the number of tenants increases, we are looking to increase the involvement of our tenants in the management of their housing.

Our commercial properties fall under the umbrella of our subsidiary, CVCLT Enterprise Ltd (CVCLTE). As a commercial landlord, CVCLTE will provide high quality office space to small businesses and start-ups at the enterprise centre in Todmorden from 2026.

Allocating our homes

When we have an empty home to let, we normally take applicants who have registered with the B With Us (formerly Keychoice) bidding system that assesses housing need. Along with housing need, we also consider an applicant's local connection to the area in which the home is located.



Finance

How do we finance our projects and our organisation's core costs?

What have our projects cost?

Capital funding (grants, community shares, loans and donations) allows us to buy and refurbish buildings.

Rent and service charges received from our tenants is mostly spent on looking after and financing the properties they rent: this is revenue income.

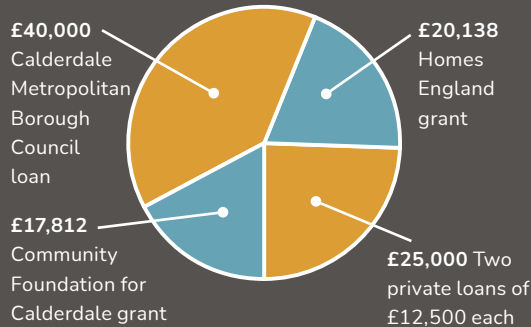
We are currently reliant on other sources of funding such as grants and donations to fund our organisation's overheads. However, from 2027, we expect that surplus from CVCLT's wholly owned subsidiary CVCLT Enterprise Ltd, alongside surplus from housing rental income, will enable us to be financially self-sustaining and enable us to cover these essential overhead costs.

Some key facts from our 2024 accounts

The value of our fixed assets has grown to £1.381m.

The rental income from our tenants in seven properties totalled £43,480. We expect this to grow to £63,285 from nine properties in 2025.

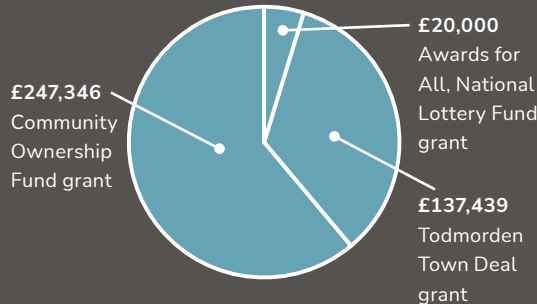
Jerusalem Farm, Booth
Refurbishment, £102,950:



Brunswick Street, Hebden Bridge
Purchase and refurbishment, £212,669:



Fielden Hall, Todmorden
Retrofit and refurbishment, £404,785:



Building sustainably for the future

Our planet faces a climate crisis.

Our valley has suffered serious flooding in 2012, 2015 and 2020.

We have adopted three principles to reduce our impact on climate change:

- ▶ Reduce the amount of energy (including embodied energy) in the homes we develop and manage
- ▶ Use resources effectively through robust recycling, reuse and reducing waste
- ▶ Promote sustainable behaviour by providing energy efficient solutions in our buildings, alongside the creation of both new homes and retrofitting existing homes close to public transport and local businesses



A heritage building energy efficiency exemplar

CVCLT are custodians of Fielden Hall in Todmorden. Originally a Victorian school, it is now a community building.

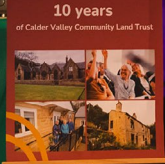
In 2025 we installed:

- ▶ air source heat pumps
- ▶ a mechanical ventilation and heat recovery system
- ▶ roof insulation
- ▶ secondary glazing
- ▶ solar panels

These improvements to our listed building are forecast to reduce carbon emissions by 79% and energy bills by 54%, enabling the charity that runs the building (Fielden Centre Association) to continue to provide valued community activities. There is also a significant saving in embodied carbon by giving an existing building a new lease of life.

This £400k retrofit was funded by the Todmorden Town Deal, Community Ownership Fund and the National Lottery Community Fund. Valuable support was provided by Todmorden Town Council throughout the process.





Social value

Adding social value to our work is important for CVCLT.

We report on this every year in our Trustees Annual Report, which we provide along with our accounts following data collection about the outputs and outcomes associated with the activities we undertake.

Examples of these include:

- ▶ In 2024 volunteers gave hours equating to £110,975
- ▶ Raising awareness around housing issues, such as our public meetings
- ▶ Encouraging partnerships and other organisations: for example working with the local community to preserve the grade II listed Hebden Bridge signal box alongside a Heritage Group established to compile materials and stories
- ▶ Supporting community spaces like the Fielden Hall in Todmorden, owned by CVCLT, which is a community facility used regularly by around 16 organisations and groups, including the University of the Third Age, music groups for adults and children, exercise and yoga groups, and a dog training class
- ▶ Providing housing with affordable or social rent: we now own four bungalows and four houses and we lease another house
- ▶ The contractor building the Ferney Lee enterprise centre and housing is offering trade apprenticeships, work placements, school site visits, donations of materials to Tod Makers and careers advice/support at Todmorden High School.
- ▶ Encouraging community participation through our 350 members.



So what's next?

Our immediate plans are to:

- ▶ Ensure that CVCLT Enterprise Ltd completes and lets the enterprise centre: this will provide income to CVCLT to support our core costs
- ▶ Bring the empty homes on Crown Street in Hebden Bridge back into use as homes for refugees
- ▶ Consider how the provision of 20 affordable homes at High Street, Hebden Bridge can be funded
- ▶ Purchase and renovate a home in Heptonstall
- ▶ Bring Hebden Bridge signal box into use as a heritage attraction and holiday accommodation



Be a part of the creation of secure, affordable, sustainable homes



Become a member

caldervalleyclt.org.uk/get-involved



Scan To Join



Volunteer with us

Become a trustee:

caldervalleyclt.org.uk/trustees

Join our advisory panel
and share your skills and expertise

Promote CVCLT's work in the community

Contact our Chair, Simon Brearley
if you have skills/expertise that you
can offer, either as a Trustee or an
Advisory Panel Member.



Receive our newsletter

by visiting [caldervalleyclt.org.uk/
our-news-and-events](http://caldervalleyclt.org.uk/our-news-and-events)

Invest in our projects

Investment in community shares
enables people to support our work.
We are planning another community
share offer in 2025 for the purchase and
renovation of a home in Heptonstall.

Contact our manager

Paul Brannigan
info@caldervalleyclt.org.uk
07942 361205

Visit our website & follow us

caldervalleyclt.org.uk



Calder Valley Community Land Trust

Cover photos: Fielden Hall Todmorden, Ferney Lee enterprise centre and housing construction begins